



**METES AND BOUNDS DESCRIPTION**

OF A  
2.908 ACRE TRACT  
JOHN AUSTIN LEAGUE, A-2  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 2.908 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO ROGER B. WILLIAMS AND BELINDA K. WILLIAMS RECORDED IN VOLUME 5327, PAGE 159 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF OSBORN LANE (80' R.O.W.) MARKING THE SOUTH CORNER OF SAID 2.908 ACRE TRACT AND THE EAST CORNER OF LOT 1, BLOCK 16, ALLEN FOREST PHASE IV ACCORDING TO THE PLAT RECORDED IN VOLUME 498, PAGE 139 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 37° 10' 34" W FOR A DISTANCE OF 144.86 FEET AND THE CITY OF BRYAN GPS MONUMENT NO. 33 BEARS: S 24° 26' 10" E FOR A DISTANCE OF 409.75 FEET;

THENCE: N 47° 59' 51" W ALONG THE NORTHWEST LINE OF SAID BLOCK 16, AT 186.87 FEET PASS A 1/2 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 322.00 FEET (PLAT CALL: N 43° 03' 24" W - 322.00 FEET, 498/139) TO A POINT MARKING THE SOUTHWEST CORNER OF SAID 2.908 ACRE TRACT, THE NORTH CORNER OF LOT 7 OF SAID BLOCK 16, THE EAST CORNER OF LOT 8 OF SAID BLOCK 16 AND THE SOUTH CORNER OF LOT 10, BLOCK 16, ALLEN FOREST PHASE V ACCORDING TO THE PLAT RECORDED IN VOLUME 648, PAGE 235 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF FAIRCHILD DRIVE (50' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 10 AND THE NORTH CORNER OF LOT 9 OF SAID BLOCK 16 BEARS: N 47° 59' 51" W FOR A DISTANCE OF 116.11 FEET (PLAT CALL: N 43° 03' 24" W - 116.03 FEET, 648/235), A FENCE CORNER POST FOUND BEARS: N 77° 12' 19" E FOR A DISTANCE OF 0.33 FEET, A 1/2 INCH IRON ROD FOUND BEARS: N 31° 20' 18" E FOR A DISTANCE OF 0.83 FEET AND A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF WEATHERLY DRIVE (50' R.O.W.) MARKING THE COMMON CORNER OF SAID LOTS 7 AND 8 BEARS: S 41° 26' 03" W FOR A DISTANCE OF 105.96 FEET;

THENCE: N 42° 03' 18" E ALONG THE SOUTHWEST LINE OF SAID LOT 10 FOR A DISTANCE OF 23.85 FEET (PLAT CALL: N 46° 56' 36" E - 23.79 FEET, 648/235) TO A 1/2 INCH IRON ROD FOUND;

THENCE: N 22° 29' 57" E ALONG THE SOUTHWEST LINE OF SAID BLOCK 16 FOR A DISTANCE OF 221.38 FEET (PLAT CALL: N 27° 28' 55" E - 221.62 FEET, 648/235) TO A POINT MARKING THE EAST CORNER OF LOT 13 OF SAID BLOCK 16, FOR REFERENCE, A FENCE CORNER POST FOUND BEARS: S 33° 47' 15" E FOR A DISTANCE OF 0.33 FEET AND A 1/2 INCH IRON ROD FOUND BEARS: S 01° 37' 10" W FOR A DISTANCE OF 0.86 FEET;

THENCE: N 33° 33' 26" W ALONG THE NORTHEAST LINE OF SAID BLOCK 16 FOR A DISTANCE OF 73.98 FEET (PLAT CALL: N 28° 41' 34" W - 73.99 FEET, 648/235) TO AN "X" SET IN CONCRETE ON THE SOUTH LINE OF WATER LOCUST DRIVE (60' R.O.W.) MARKING THE NORTHWEST CORNER OF SAID LOT 13, SAID "X" SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 245.41 FEET, FOR REFERENCE, A 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF SAID LOT 13 BEARS: S 89° 21' 18" W FOR A DISTANCE OF 33.63 FEET AND A 3/8 INCH IRON ROD FOUND BEARS: N 87° 28' 37" E FOR A DISTANCE OF 14.02 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 16' 34" FOR AN ARC DISTANCE OF 128.68 FEET (CHORD BEARS: N 71° 34' 41" E - 128.17 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

THENCE: N 56° 26' 34" E CONTINUING ALONG THE SOUTH LINE OF WATER LOCUST DRIVE FOR A DISTANCE OF 30.22 FEET (PLAT CALL: N 61° 18' 26" E - 29.78 FEET, 498/139) TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 (R.O.W. VARIES) MARKING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, FOR REFERENCE, A 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF WATER LOCUST DRIVE BEARS: N 33° 52' 40" W FOR A DISTANCE OF 59.94 FEET AND A 1/2 INCH IRON ROD FOUND BEARS: S 73° 56' 29" W FOR A DISTANCE OF 0.71 FEET;

THENCE: S 33° 52' 40" E ALONG THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 FOR A DISTANCE OF 383.13 FEET (DEED CALL: S 28° 57' 10" E - 383.98 FEET, 5327/159) TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF OSBORN LANE MARKING THE EAST CORNER OF SAID 2.908 ACRE TRACT, FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 33° 52' 40" E FOR A DISTANCE OF 1174.97 FEET;

THENCE: S 37° 10' 34" W ALONG THE NORTHWEST LINE OF OSBORN LANE FOR A DISTANCE OF 299.32 FEET (DEED CALL: S 42° 18' 02" W - 299.12 FEET, 5327/159) TO THE POINT OF BEGINNING CONTAINING 2.908 ACRES OF LAND, AS SURVEYED ON THE GROUND JUNE 2015, SEE PLAT PREPARED JUNE 2015, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	23.85'	N 42° 03' 18" E
L2	73.98'	N 33° 33' 26" W
L3	30.22'	N 56° 26' 34" E

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	129.68'	245.41'	30° 16' 34"	N 71° 34' 41" E	128.17'	66.39'

**APPROVAL OF THE CITY PLANNER**

I, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Planner  
Bryan, Texas

**CERTIFICATE OF CITY ENGINEER**

I, \_\_\_\_\_, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Engineer, Bryan, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, \_\_\_\_\_, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and same was duly approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County in Volume \_\_\_\_ Page \_\_\_\_.

County Clerk, Brazos County, Texas

**Vicinity Map:**

**General Notes:**

- Bearing system shown hereon is based on Grid North as established from City of Bryan G.P.S. monuments.
- This property is zoned C-3, Commercial.
- Iron rods will be set at all angle points and lot corners, unless stated otherwise.
- This lot is within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0215F, effective April 4, 2014.
- Building setback lines to be in accordance with the City of Bryan Site Development Ordinance for the C-3 Zoning District.
- Elevation datum: NAVD 1988 per City of Bryan GPS Mon. No. 33.
- The following easements do not apply to this tract as shown hereon:  
Ferguson Crossing Pipe Line Co., 513/436  
Ferguson Crossing Pipe Line Co., 523/249

**Legend**

**Line Types**

- Proposed Conditions
- Existing Conditions
- W-6 Water Line (Size Noted)
- S-6 Sanitary Sewer (Size Noted)
- AE Aerial Electrical
- Contour
- Easement
- Wood Fence
- FLOODPLAIN Floodplain Boundary
- Property Line
- Light Pole
- Power Pole
- Water Valve

**PRELIMINARY PLAN & FINAL PLAT**

**Allen Forest Phase 6 Subdivision**

2.908 Acres  
John Austin League, A-2  
Bryan, Brazos County, Texas  
July 2015

**Owner:**  
Roger N. Williams &  
Belinda K. Williams  
1532 Baker Avenue  
Bryan, TX 77803

**Engineer:**  
J4 Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPFE F-9951

**Surveyor:**  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
979-268-3195